



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
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## PLANNING BOARD

### NOTICE / AGENDA REGULAR MEETING & PUBLIC HEARINGS GRAFTON PLANNING BOARD

Conference Room A \*  
Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, February 7, 2022

7:00 p.m.      **Regular Meeting**

1. **Public Input**
2. **Action Items**
  - A. Approval Not Required Plan (ANR 2022-01), 150 & 1541 Old Westboro Road, Peter D. & Yolanda L. Morico (Trustees, Morico Nominee Trust), Stacy N. Cahill and Toby F. Nichols (applicant/owner).
  - B. Draft Decision - Request for Approval and Acceptance of 2021 Cummings School of Veterinary Medicine at Tufts University (Cummings) Amended Grafton Campus Master Plan, Westboro Road, Jean S. Poteete, Senior Campus Planner, Tufts University (applicant).
  - C. Draft Decision - Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners).
  - D. Review and Approve Planning Department Annual Report
3. **Discussion Items**
  - A. Mill Redevelopment
  - B. Master Plan Update
4. **General Business**
  - A. Bills
  - B. Minutes of Previous Meetings
  - C. Staff Report
  - D. Correspondence
5. **Reports from Planning Board Representatives on Town Committees and CMRPC**
6. **Public Meetings/Hearings**
  - A. (7:30 PM) Re-opening of the Public Hearing for Special Permit and Site Plan Approval, "Brigati Village," 41 Church Street and 14 West Street, David W. Brossi / Brigati Village, LLC (applicant/owner). Re-opening of a Hearing regarding an application for Special Permit and Site Plan Approval for multi-family dwellings, on property located at 41 Church and 14 West Streets, as shown on Grafton Assessors Map 35, Lot 1. Said property is located in a Residential Multi-Family (RMF) and Low Density Residential (R-40) zoning district. Applicant has requested a public hearing continuance to February 28, 2022.

*The Planning Board reserves the right to take agenda items out of order*

Grafton Planning Board  
Meeting Agenda  
February 7, 2022

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7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

**\* Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, [www.grafton-ma.gov](http://www.grafton-ma.gov) .

The February 7, 2022 Planning Board Meeting may be accessed using the following link:  
<https://us06web.zoom.us/j/89907352708>